

1 MARY ANN SMITH
Deputy Commissioner
2 SEAN M. ROONEY
Assistant Chief Counsel
3 JUDY L. HARTLEY (State Bar No. 110628)
Senior Counsel
4 Department of Business Oversight
320 West 4th Street, Ste. 750
5 Los Angeles, California 90013-2344
Telephone: (213) 576-7604
6 Facsimile: (213) 576-7181

7 Attorneys for Complainant

8 BEFORE THE DEPARTMENT OF BUSINESS OVERSIGHT
9 OF THE STATE OF CALIFORNIA

10
11 In the Matter of:) ESCROW LICENSE NO.: 963-2490
)
12 THE COMMISSIONER OF BUSINESS) DEMAND FOR AND ORDER TAKING
13 OVERSIGHT,) POSSESSION PURSUANT TO FINANCIAL
) CODE SECTION 17621
14 Complainant,)
)
15 v.)
)
16 VELOCITY ESCROW, INC.,)
)
17 Respondent.)
18)

19
20 TO: VELOCITY ESCROW, INC.
17744 Sky Park Circle, Suite 250
21 Irvine, California 92614
22
23 CITY NATIONAL BANK
5601 East Slauson Avenue
24 City of Commerce, California 90040

25 WHEREAS, Jan Lynn Owen, the Commissioner of Business Oversight ("Commissioner"),
26 has found that Velocity Escrow, Inc. ("Velocity" or "Respondent"), an escrow agent subject to the
27 Escrow Law (Financial Code §17000 et seq.), is unable to remedy certain conditions set forth in the
28 Notice and Summary of Findings Pursuant to Financial Code section 17621 issued by the

DEMAND FOR AND ORDER TAKING POSSESSION PURSUANT
TO FINANCIAL CODE SECTION 17621

1 Commissioner on April 17, 2015; and

2 WHEREAS, Respondent is conducting its escrow business in an unsafe, injurious and
3 unauthorized manner, so as to render further operations hazardous to the public or to customers in
4 that Respondent lacks personnel authorized to process escrows, including the disbursement of trust
5 funds. Moreover, Respondent is allowing a former employee to sign trust checks as the only
6 employees stationed at Respondent; the two stockholders, are currently prohibited from engaging in
7 any escrow processing activity or disbursing any trust funds in Velocity’s possession, custody or
8 control under the provisions of Financial Code section 17423, subdivision (c).

9 NOW, GOOD CAUSE APPEARING, pursuant to Financial Code section 17621, the
10 Commissioner, effective this date, hereby demands and takes possession of the trust funds of
11 Velocity, whether in the name of Velocity or otherwise and any indemnity funds that may be paid by
12 Escrow Agents’ Fidelity Corporation, all bank and escrow records pertinent thereto, and all general
13 account funds of Velocity on deposit with City National Bank or any other financial institution, and
14 will retain possession thereof until the Commissioner appoints a conservator, or until its affairs are
15 finally liquidated as provided for in Division 6, Chapter 6 of the Financial Code, or it resumes
16 business with the consent and upon such conditions as the Commissioner may prescribe.

17 This Demand For and Order Taking Possession is effective as of the date hereof.

18 Dated: April 17, 2015
19 Los Angeles, California

JAN LYNN OWEN
Commissioner of Business Oversight

21 By _____
22 Mary Ann Smith
23 Deputy Commissioner
24 Enforcement Division
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